

Clerk's Office
Village of Westmont

MINUTES OF THE SPECIAL BOARD MEETING HELD **Thursday, September 8th, 2016.**

Mayor Gunter called the meeting to order at **6:00 P.M.**

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT: Mayor Gunter P Clerk Szymiski P

TRUSTEES: Addington P Barker P
Barry P Guzzo P
Liddle P Nero P

STAFF:

May <u>P</u> (Village Mgr)	Parker <u>P</u> (Finance Director)	Ziegler <u>P</u> (Community Development Director)
Crane <u>A</u> (H.R. Director)	McIntyre <u>P</u> (Communications Director)	Liljeberg <u>P</u> (I.T. Manager)
Acting Chief Gunther <u>P</u> (Police Dept.)	Dep. Chief Brenza <u>A</u> (Police Dept.)	Chief Weiss <u>P</u> (Fire Dept..)
Dep. Chief Riley <u>P</u> (Fire Dept.)	Dep. Chief Connelly <u>A</u> (Fire Dept.)	Ramsey <u>A</u> (P.W. Director)
Noriega <u>P</u> (Village Engineer)	Hennerfeind <u>P</u> (Village Planner)	Brendle <u>P</u> (Municipal Services Office Supervisor)

ATTORNEY: Zemenak P Perez A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:

Chicago Tribune A Independent: Daniel Smrokowski A
Bugle A

CHAMBER OF COMMERCE DIRECTOR: Forssberg - P

VISITORS: None.

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.

OPEN FORUM:

- Chris Svitak, 130 W. Naperville, Westmont - Talked about the Lions Club Circus and the tickets sales/prices. There will be two shows 4:30 pm and 7:30 pm on September 23rd, 2016.

VOTING KEY: **A=ABSENT** **AB=ABSTAIN** **N=NO** **W=Withdrawn**
P=PRESENT **Y=YES** **V=VACATION**

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
TRUSTEE ADDINGTON	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
TRUSTEE NERO	=	=	=	=	=	=	=	=

(* Trustee Nero Recused himself from voting for items 1-8)

9

TRUSTEE ADDINGTON	<u>Y</u>
TRUSTEE BARKER	<u>Y</u>
TRUSTEE BARRY	<u>Y</u>
TRUSTEE GUZZO	<u>Y</u>
TRUSTEE LIDDLE	<u>Y</u>
TRUSTEE NERO	<u>Y</u>

Mayor Gunter:

- Welcomed everyone and explained the procedure for tonight's special meeting. He also explained the suggested rules for speaking.
- The Mayor introduced Community Development Director Ziegler who gave more information on the Harp Group Development.

Public Comment

- Attorney Zemenak explained the voting procedure and explained the rules for the meeting. Peter Dumon presented the project.
- Rick Fawell, the architect talked about the building.
- Peter Dumon continued talking about the project.
- Next the attorney from Harp Group Dan Shapiro presented legal issues.
- Peter Dumon introduced MaryAnn from Athletico. Peter ended the discussion with a plea for a yes vote.

- Next Richard Cremiux representing Ty Warner: Ty Warner has concerns regarding the plans going forward. Joe Hicks was with him as Ty Warner Comptroller.
- Oak Brook Village President, Gopal Lalimalani, spoke next. He had concerns regarding traffic patterns, stormwater issues, & public safety response time.
- Tom Fikar homeowner representative for Residences of Oak Brook Hills. Has concerns regarding the property values that will potentially affect homeowners.
- Mr. Scott Day and Christine Pearson representing the residences of Oak Brook Hills passed out the declaration of covenants, conditions, & restrictions.
- Daniel Shapiro responded to Mr. Days' remarks.
- Attorney Zemenak responded to Mr. Day's remarks more.
- Peter Dumon reported on their partnerships.
- Naveen Jain addressed the board and had concerns.
- Dave Chappy & Lisa Lundgren addressed the board. They are part of the swimming community and feel like it would be a great addition.
- Irv Kaplan, addressed the board.
- Brad Ficher had questions regarding the Harp Group Company.
- Mark Kaufman, addressed the board, and had comments regarding the special meeting.
- Chris Pohlman, supports the project, and believes that this is a benefit to DuPage County.
- Greg Notbusch, supports the project, and hopes the Board votes yes.
- Karen Bushy, addressed the Village Board.
- Karin Teglia, supports the project, and swim families will support the local businesses.
- Sue Errichiello, believes that this is a step in the positive direction.
- Gary Armstrong, supports the Natatorium, and believes that this is a successful endeavour.
- Cathy Fisher, believes that short term housing such as apartment complexes will not be a benefit to the community.
- Ron Pillsbury, does not support the addition of more apartments in Westmont.
- Trustee Addington thanked everyone for their input, and community feedback.
- Larry Forssberg commented about the need for apartment complexes in the community. We have seen a need for more apartments at this time.
- Trustee Addington asked Peter Dumond about the entry for the complex.
- Trustee Barker believes that there will be an impact. Does not understand how a 250 unit apartment complex is threatening to the neighbors, and other communities. This can be a positive impact for our community.
- Trustee Guzzo has a lot of pride in Westmont. This is a win win for our community. This is a good opportunity.
- Trustee Liddle has heard both sides of the argument. There is a potential for property values to go up, and believes that this is a homerun for our community.
- Trustee Barry commented on the money spent on the comprehensive and strategic

plans. There is a lot of support for this project, and that has been taken into consideration. There have been positive changes in the Village of Westmont over the last several years. Originally opposed the idea of the apartment complex, because that was against the strategic plan for the Village. However, that was prior to the rest of the community giving their overwhelming support for the project.

Closed public comment at 8:46pm.

NEW BUSINESS

(1) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

1. Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:
 - a. Exception to increase the maximum FAR for an 18 acre land area.
 - b. Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #1

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero

(2) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

2. Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #2

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(3) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

3. Zoning Code Variance request to increase the maximum number of signs permitted in the B-3 Special Business District for an 18 acre land area.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #3

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(4) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Liddle** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

4. Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #4

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(5) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

5. Final Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #5

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(6) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Guzzo** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

6. Preliminary Plat of Subdivision approval for an 18 acre land area.

Seconded by **Trustee Addington** and the motion passed.

VOTE ON MOTION #6

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(7) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

7. Planned Development Agreement.

Seconded by **Trustee Barker** and the motion passed.

VOTE ON MOTION #7

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero.

(8) 3500 MIDWEST ROAD - THE HARP GROUP

Mayor Gunter addressed the Board on this item.

Motion by **Trustee Addington** to consider ordinances approving the following requests from the Harp Group to allow for the construction of a natatorium and multi-family apartment building in the B-3 Special Business District:

8. Commercial masonry waiver request.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #8

Ayes: Addington, Guzzo, Barker, Barry, and Liddle.

Nays: None.

Absent: None.

Present: None.

Recused: Nero..

MISCELLANEOUS:

- None.

(9) ADJOURNMENT: Motion by **Trustee Guzzo** to adjourn the meeting. Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #9

Ayes: Addington, Guzzo, Barker, Barry, Nero, and Liddle.

Nays: None.

Absent: None.

Present: None.

MEETING ADJOURNED AT 9:16 P.M.

ATTEST:

APPROVED:

Virginia Szymski, Village Clerk

Ronald J. Gunter, Mayor

Dated this 29th day of September, 2016.